

Downham Boulevard, Ipswich, Suffolk, IP3 9UR

Asking Price: £155,000



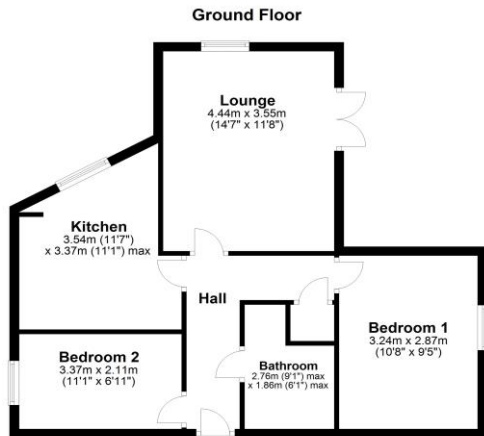
- Popular Ravenswood Development
- Ground Floor Apartment
- Two Bedrooms
- Private Patio Area
- One Allocated Parking Space
- Communal Garden

This nicely presented two bedroom ground floor apartment, situated on the popular Ravenswood development and offering good access out to the A14 commuter trunk road, comes with one allocated parking space, a private patio area, and access to the communal garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, two bedrooms, lounge with patio doors opening onto it's own private patio, kitchen, and bathroom.

LEASE INFORMATION:-

Ground rent - £243.22 per annum
 Maintenance charge - £1,466.08 per annum
 Lease - 125 years from 1.5.2005

Ravenswood is sited on the old Ipswich Airport to the South East of the town and has grown rapidly due to private housing development. The development was planned to be environmentally sensitive and family friendly with frequent bus service links to the town centre and mixed cycle paths and walkways. There are small play areas scattered throughout the estate and two larger recreation parks with play equipment, and an all-weather football / basketball pitch. Ravenswood also has a primary school, sports centre, NHS independent care centre, small shopping centre, public house and provides easy access to the A14 / A12 commuter road links. The newly constructed John Lewis and Waitrose along with other stores, several continental style restaurants and High Street chains are also conveniently located close by. Yet, a few minutes' walk will take you to the Orwell Country Park, and down to the shore of the River Orwell, which is saltwater as it is so close to the estuary.



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	